

Arnold F. "Pat" Keller
March 1, 1990
Page 2

If the above accurately delineates the position of your department please indicate by affixing your signature below.

Yours truly,
Robert A. Hoffman
Robert A. Hoffman

RAH/lal
cc: Frank Fernandez

Arnold F. Keller
Arnold F. "Pat" Keller, III
Deputy Director of Planning

3/2/90
Date

IN RE: PETITION FOR SPECIAL HEARING
W/S Ridge Road, 300' S
of Square Ridge Road
6600 Ridge Road
14th Election District
6th Councilmanic District
Manor Care of Rossville, Inc.
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE # 90-317-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a Special Hearing to approve an expansion of the existing Nursing Home and amend the Special Exception granted in Case No. 74-140 and the Special Hearing granted in Case No. 89-294-SPH, as more particularly described on Petitioner's Exhibit 1 & B.

The Petitioner, Manor Care of Rossville, Inc., was represented by Robert Hoffman, Esquire. Appearing and testifying on behalf of the Petitioner was Carolyn Morrall, Bill Kirwin, a Professional Engineer, and Larry Collier. There were no Protestants.

The Petitioner's testimony was proffered by Mr. Hoffman. Testimony indicated that the Petitioner is desirous of expanding the existing nursing home to include a multi-purpose three story dining room, as indicated on Petitioner's Exhibit No. 1. The Petitioner is also proposing 23 additional parking spaces to accommodate the guest visiting the facility.

Mr. Hoffman proffered testimony of the witness that the requested relief will not be detrimental to the health, safety or general welfare of this community and is, otherwise, within the spirit and intent of the Baltimore County Zoning Regulations (B.C.Z.R.).

There was testimony presented by Mr. Kirwin concerning the requirements of Section 502.1 of the B.C.Z.R. and the belief that this project complies with all requirements. Mr. Kirwin testified that, based on his professional

within the zone." *Schultz v. Pritts*, 291 Md. 1, 432 A.2d 1319 at 1327 (1981).

The Court went on to say in *Schultz* that,

"... the applicant has the burden of adducing testimony which will show that his use meets the prescribed standards and requirements, he does not have the burden of establishing affirmatively that his proposed use would be a benefit to the community. If he shows to the satisfaction of the Board that the proposed use would be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest, he has met his burden. The extent of any harm or disturbance to the neighborhood area and uses is, of course, material. If the evidence makes the question of harm or disturbance or the question of the disruption of the harmony of the comprehensive plan of zoning fairly debatable, the matter is one for the Board to decide. But, if there is no probative evidence of harm or disturbance in light of the nature of the zone involved or of factors causing disharmony to the operation of the comprehensive plan, a denial of an application for a special exception use is arbitrary, capricious and illegal." (at pg.1325)

The Petitioner must only show to the satisfaction of the Zoning Commissioner that the proposed use would be conducted without real detriment to the community to meet his burden. See, *Turner v. Hammond*, 270 Md. 41, 310 A.2d 543 (1973). When the Petitioner produces credible and probative evidence on all of the specific issues established by Section 502.1, then a special exception should be granted.

In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the community and would not adversely affect the public good.

After reviewing all of the testimony and evidence presented, it appears that the special hearing request should be granted, with certain restrictions as more fully described below.

- 5. All parking lot lighting shall be no more than 10 feet above-grade. All exterior lighting shall be directed downward and shall not diffuse onto any residential property.
- 6. Upon request and reasonable notice, the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.
- 7. The Petitioner shall comply with all representations set forth on Petitioner's Exhibit B.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner for Baltimore County

JRH:smm
cc: Peoples Council

#175
90-317-SPH

MANOR CARE OF ROSSVILLE, INC.

LEGAL DESCRIPTION OF PROPERTY: Beginning for the same at an iron pipe heretofore set at the beginning of the third line of the parcel of land which by a deed dated September 28, 1972 and recorded among the land records of Baltimore County in Liber EHK, Jr. 5301 folio 291 was conveyed by Henry M. Volz to Frederick F. Volz, and running thence binding on said third line as now surveyed and passing over an iron bar at the end of 175.07 feet in all (1) North 75° 29' 00" East 199.94 feet to a point in or near the center of Ridge Road, thence in or near the center of Ridge Road, leaving Ridge Road for a line of division now made, (2) South 17° 20' 00" East 299.61 feet, thence South 50° 26' 29" West 599.92 feet to intersect the ninth line of the parcel of land which by a deed dated December 14, 1966 and recorded among the aforesaid land records in Liber ONS 4706 folio 229 was conveyed by Franklin Square Hospital to the Baltimore Conference Health Care Agency of the Methodist Church, Inc., at the distance of 23.13 feet from the beginning of said ninth line, thence feet from the beginning of said ninth line as now binding on a part of said ninth line, thence (120 feet wide) as shown on Baltimore County Land Acquisition Plat RW 66-210-21, thence bearing feet the distance of 91.16 feet and a chord bearing North 7° 45' 00" West 91.12 feet and (6) North 4° 49' 55" West 61.28 feet to intersect the last line of the parcel of land which by a deed dated August 12, 1963 and recorded among the aforesaid land records in Liber RRG 4185 folio 445 was conveyed by John L. Teifke to Carl P. Julko and Edward V. Julko, as thence reversing said line and binding thereon, as now surveyed, (7) North 28° 25' 49" East 47.77 feet to the place of beginning, containing 4.000 acres of land more or less.

SAVING AND ACCEPTING THEREFROM HOWEVER, that portion of the aforesaid property containing 0.211 acres more or less (9,194.40 square feet more or less), which was conveyed by Manor Care of Rossville, Inc. and the Baltimore Federal Savings and Loan Association to Baltimore County, Maryland in a deed dated April 12, 1978 and recorded among the Baltimore County Land Records.



PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-317-SPH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an expansion of the existing Nursing Home and amend the Special Exception granted in Case No. 74-140, and the Special Hearing granted in Case No. 89-294-SPH.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

John B. Howard, Esq.

(Type or Print Name)

Signature

210 Allegheny Avenue

Address

Towson, Maryland 21285-5517

City and State

Attorney's Telephone No.: 301-494-9151

Legal Owner(s):

MANOR CARE OF ROSSVILLE, INC.

(Type or Print Name)

Signature

SENIOR VICE PRESIDENT OF DEVELOPMENT

(Type or Print Name)

Signature

10770 Columbia Pk. (301) 681-9400

Address

Silver Spring, Maryland - 20901

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

John B. Howard, Esq.

210 Allegheny Avenue

P.O. Box 5517 301-494-9151

Address

Towson, Maryland 21285-5517

City and State

ORDERED By the Zoning Commissioner of Baltimore County, this 12th day of March, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 7th day of March, 1990, at 9:30 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

VENABLE, BAETJER AND HOWARD

BALTIMORE, MD
WASHINGTON, D.C.
HILSDALE, MD
ROCKVILLE, MD
BETHESDA, MD

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21285-5517

ROBERT A. HOFFMAN
March 5, 1990

J. Robert Haines, Esquire
Zoning Commissioner
1st Floor, County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case No.: 90-317-SPH
Manor Care - Rossville, Inc., Petitioner

Dear Mr. Haines;

As you may recall from the hearing on the referenced case, you stated that the site plan could be amended to show an additional 23 parking spaces, so long as the Office of Planning and Zoning had no adverse comment.

Accordingly, enclosed is a copy of a letter countersigned by Pat Keller stating that the additional 23 parking spaces would not have any impact on the surrounding community, so long as it was properly landscaped. The enclosed plat, which we propose submitting as amended Petitioner's Exhibit 1, indicates Mr. Keller's desire to have a landscaped island and a back up area at the end of the parking lot. It is therefore respectfully requested that this enclosed plat be accepted as amended Petitioner's Exhibit 1 and that the special exception for the proposed building addition be granted with the provision of the additional 23 parking spaces (one space is utilized for a landscape island).

Should you have any questions or comments, please do not hesitate to call.

Yours truly,
Robert A. Hoffman
Robert A. Hoffman

RAH:cms
Enclosure

RECEIVED
MAR 6 1990
ZONING OFFICE

90-317-A
Pat Keller

Manor Care
Pat Keller
Manor Care
Pat Keller

90-9317-SpH

PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Bob Hoffman	26 Allegheny Ave
BILL KIRWIN	28 E. MARSHOME TOWNSHIP
CAROLYN WORRALL	10770 COLUMBIA PIKE SILVER SPRING MD
LARRY COLLIER	6600 RIDGE RD BALT MD.

84.49

CERTIFICATE OF PUBLICATION

January 18, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Jan 12, 1990.

NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER

S. Zabe Orlov
Publisher

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
(301) 887-3333
J. Robert Haines
Zoning Commissioner

1-25-90

Honor Care of Rosville, Inc.
10770 Columbia Pike
Silver Spring, Maryland 20901

Re:
Petition for Special Hearing
CASE NUMBER: 90-317-SH
4/5 Ridge Road, 300' S of Square Ridge Road
6600 Ridge Road
14th Election District - 6th Councilmanic
Petitioner(s): Honor Care of Rosville, Inc.
HEARING: FRIDAY, FEBRUARY 9, 1990 at 9:30 a.m.

Gentlemen:

Please be advised that \$ 109.49 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE HEARING SIGN & POST SIGN(S) RETURNED ON THE DAY OF THE HEARING OR THE CHECKER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SIGN(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
(301) 887-3333
J. Robert Haines
Zoning Commissioner

January 9, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21284 as follows:

Petition for Special Hearing
CASE NUMBER: 90-317-SH
4/5 Ridge Road, 300' S of Square Ridge Road
6600 Ridge Road
14th Election District - 6th Councilmanic
Petitioner(s): Honor Care of Rosville, Inc.
HEARING: FRIDAY, FEBRUARY 9, 1990 at 9:30 a.m.

Special Hearing: To approve an expansion of the existing nursing home and to amend the Special Exception granted in Case #74-140 and the Special Hearing in Case #89-254-SH.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

90-317-SpH

District: 14th Date of Posting: 1/27/90

Posted for: Special Hearing

Petitioner: Honor Care of Rosville, Inc.

Location of property: 4/5 Ridge Rd, 300' S of Square Ridge Rd, 6600 Ridge Rd

Location of Signs: Square Ridge Rd, approx 20' E of ridge way, on property of Baltimore

Remarks:

Posted by: [Signature] Date of return: 1/26/90

Number of Signs: 1

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21284

receipt

Account: R-601-4150
Number: 1316

Date: 2/09/90 H9000647

	QTY	PRICE
PUBLIC HEARING FEES		
080 - POSTING SIGNS / ADVERTISING	1 X	\$109.49
TOTAL:		\$109.49

LAST NAME OF OWNER: HONOR CARE OF

B 0034*****1094816 2286A
Please make checks payable to: Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
(301) 887-3333
J. Robert Haines
Zoning Commissioner

January 29, 1990



Dennis F. Rasmussen
County Executive

John B. Howard, Esquire
210 Allegheny Avenue
P.O. Box 5517
Towson, MD 21285-5517

RE: Item No. 175, Case No. 90-317-SPH
Petitioner: Manor Care of Rossville
Petition for Special Hearing

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Gary C. Hill
Manor Care of Rossville, Inc.
10770 Columbia Pike
Silver Spring, MD 20901

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
(301) 887-3333
J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this
12th day of December, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received by:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Adam E. Paul, et ux

Petitioner's Attorney: John B. Howard

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: January 29, 1990

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Manor Care of Rossville, Item 175

The Petitioner requests a Special Hearing to approve an expansion of the existing nursing home and amend the Special Exception No. 89-294-SPH.

A review of the Petitioner's plat indicates that a 2-story addition will not increase the amount of beds since its use is intended for dining, mechanical storage, and a multi-purpose room. The proposed addition will eliminate parking spaces; however, two spaces are proposed on another portion of the parcel.

The site was subject to another request for a Special Hearing (Case No. 89-294). In that case, the Petitioner proposed an addition of 4,100 sq. ft. which would result in an increase of ten beds. The Zoning Commission granted the request for expansion and the amendment of the Special Exception granted in Case No. 74-140-X.

Based upon a review of the information provided and the analysis conducted, staff recommends the Petitioner's request be granted subject to the following conditions:

- The Petitioner shall submit a landscape plan to the Deputy Director of the Office of Planning and Zoning prior to the issuance of any building permits.
- The use of building "B" should be restricted to the uses described on the site plan accompanying the Petitioner's request.
- The aesthetic quality of this project is important to staff. Consequently, the proposed additions should be compatible with the existing building.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21284
(301) 887-3354

January 11, 1990



Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
County Office Building
Towson, MD 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 170, 175, 176, 179, 180 and 181.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan,
Traffic Engineer Assoc. II

MSF/lab

RECEIVED
JAN 29 1990
ZONING OFFICE

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

12/17/89
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 175, Zoning Advisory Committee Meeting of December 13, 1989
Property Owner: Manor Care of Rossville, Inc. District: 14
Location: 6600 Ridge Road Sewage Disposal: _____

Water Supply: _____

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- () A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any charbroiler generation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appliances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information of Environmental Protection and Resource Management Services, 607-6500 x 315, contact the Water Quality Monitoring Section, Bureau of Regional Community Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- () Soil percolation tests, have been _____ must be _____ conducted.
() The results are valid until _____
() Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () shall be valid until _____
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.
- () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- () Others _____

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: December 19, 1989

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for December 12, 1989

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for items 170, 175, 176, 179 and 180.

For Items 181 the CRG comments remain valid.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

DEC 27 1989



**SANCHEZ
AND
SANCHEZ**

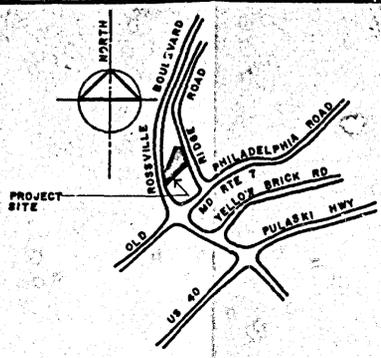
200 PARK AVENUE
SUITE 105
FALLS CHURCH
VIRGINIA 22046

(703) 237-1668

**ADDITION AND ALTERATION
TO
MANOR CARE NURSING CENTER
"ROSSVILLE"** BALTIMORE, MARYLAND
6600 RIDGE ROAD
14TH ELECTION DISTRICT NO. 6
COUNCIL MATIC DISTRICT NO. 6

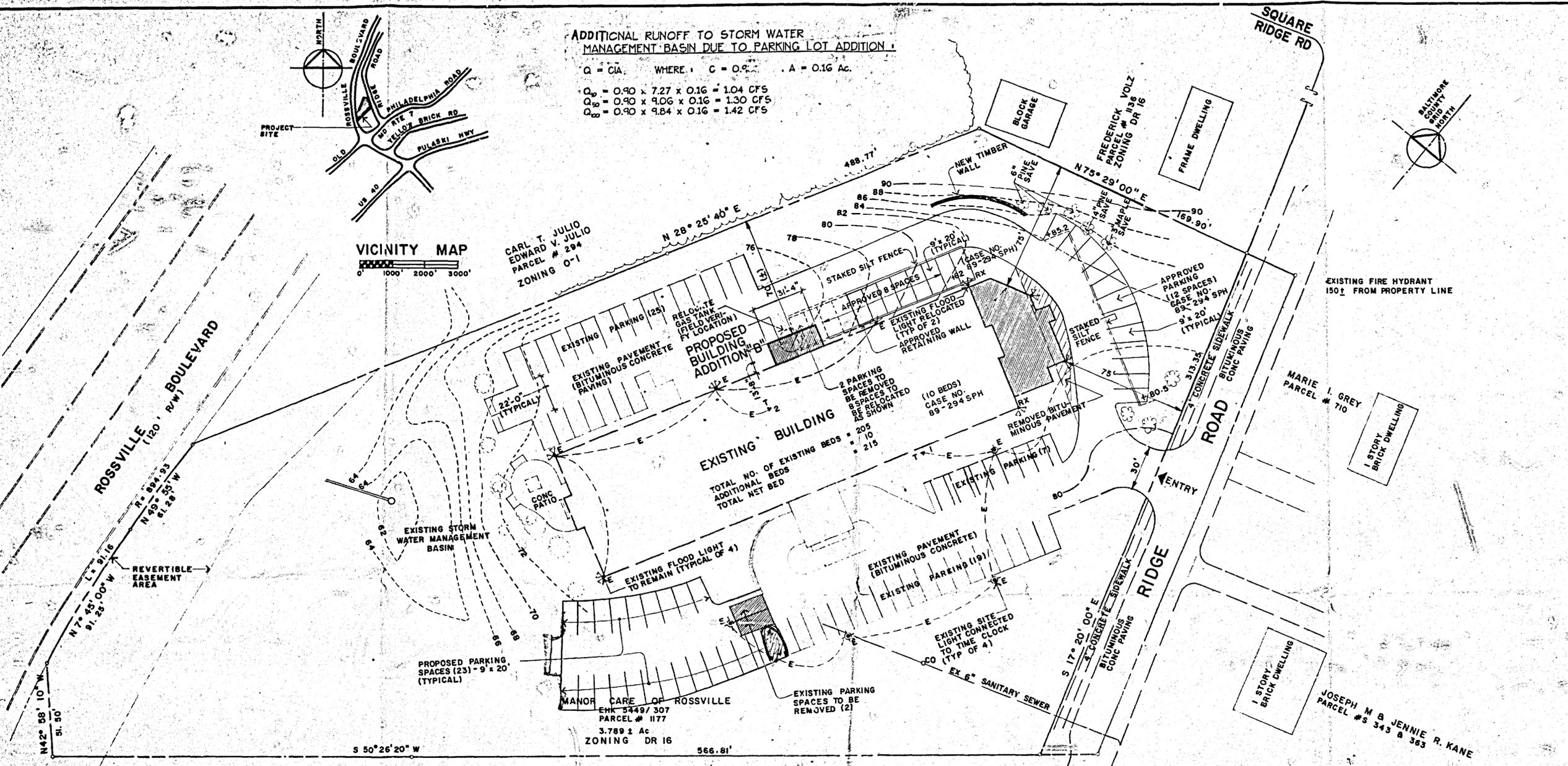
**ADDITIONAL RUNOFF TO STORM WATER
MANAGEMENT BASIN DUE TO PARKING LOT ADDITION :**

$Q = CIA$ WHERE: $C = 0.9$ $A = 0.16$ Ac.
 $Q_{0.1} = 0.90 \times 7.27 \times 0.16 = 1.04$ CFS
 $Q_{0.5} = 0.90 \times 9.06 \times 0.16 = 1.30$ CFS
 $Q_{1.0} = 0.90 \times 9.84 \times 0.16 = 1.42$ CFS



VICINITY MAP
0' 1000' 2000' 3000'

CARL T. JULIO
EDWARD V. JULIO
PARCEL # 294
ZONING O-1



SITE NOTES :

PROPOSED AND PRESENT USE : NURSING HOME
 BUILDING HEIGHT : ADDITION "A" : TWO STORIES AT 10'-0" = 20'-0"
 ADDITION "B" : THREE STORIES AT 10'-0" = 30'-0"
 NEW PARKING LOT LIGHTS : NONE

SITE DATA :	EXISTING BUILDING :	ADDITION "A" :	ADDITION "B" :
BUILDING FLOOR AREA :			
BASEMENT	9560 SF	-	525 SF
FIRST FLOOR	19200 SF	2050 SF	525 SF
SECOND FLOOR	19200 SF	2050 SF	525 SF
TOTAL	47960 SF	4100 SF	1575 SF
PERCENT BUILDING COVERAGE :	13.2%		
SQUARE FOOTAGE PAVED AREA :	28510 SF		
PERCENT FOOTAGE PAVED AREA :	17.3%		
PERCENT GREEN AREA :	69.5%		

PARKING TABULATION :
 NO. OF PARKING SPACES REQUIRED : 22 SPACES (1 SPACE PER 10 BEDS) FOR 215 BEDS
 NO. OF PARKING SPACES PROVIDED : 94 SPACES

ZONING HEARINGS : FOR BUILDING ADDITION "A"
 PETITION FOR SPECIAL HEARING : CASE NO. 89-294 SPH

APPROVAL GRANTED FOR THE EXPANSION AS SHOWN IN ZONING PETITION PLAN (DATED SEPTEMBER 15, 1988 AND SUBMITTED AS EXHIBIT 1 IN HEARING), AND AMENDMENT OF THE SPECIAL EXCEPTION GRANTED IN CASE NO. 74-140-K IN ACCORDANCE WITH EXHIBIT 1 (ZONING PETITION PLAN). SPECIAL EXCEPTION ALLOWED ESTABLISHMENT OF A NURSING HOME IN A RESIDENTIAL (DR-16) ZONE.

DATE OF ORDER BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY : MARCH 16, 1989

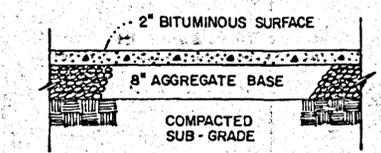
SITE PLAN
SCALE: 1" = 30'-0"

MISCELLANEOUS NOTES

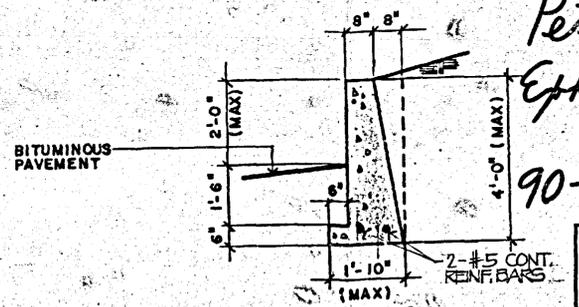
- All construction shall conform to Baltimore County construction standards and specifications.
- Parking tabulations:
Number of Parking Space Required
Existing 215 Beds = 22 spaces
Number of Parking Spaces Provided = 94 spaces
- Site area is 3.789 acres
- Contour interval = 2 feet
- Boundary and Topography by others.
- Existing Parking Spaces to be removed : 2
Proposed Parking Spaces : 23
- Paving Section for Proposed Parking Spaces shall equal that of existing spaces.

LAND CONSERVATION NOTES

- No disturbed area will be denuded for more than 30 calendar days unless otherwise authorized by the Director or his agent.
- All erosion and siltation control measures are to be placed prior to or as the first step in grading. First areas to be cleared are to be those required for the perimeter controls.
- All storm and sanitary sewer lines not in streets are to be mulched and seeded within 15 days after backfill. No more that 500 feet are to be open at any one time.
- Electric power, telephone and gas supply trenches are to be compacted, seeded and mulched within 15 days after backfill.
- All temporary earth berms, diversions and silt dams are to be mulched and seeded for temporary vegetative cover immediately after grading. Straw or hay mulch is required. The same applies to all soil stockpiles.
- During construction, all storm sewer inlets will be protected by inlet protection devices, maintained and modified as required by construction progress.
- Any disturbed area not covered by note #1 above and not paved, sodded or built upon by November 1st, or disturbed after that date, is to be mulched with hay or straw mulch at the rate of two tons per acre and over-seeded no later than March 15th.
- At the completion of construction projects and prior to the release of the bond, all temporary siltation and erosion controls shall be removed and all disturbed areas shall be stabilized.



ON-SITE PAVING DETAIL
NOT TO SCALE



CONCRETE RETAINING WALL
SCALE: 1/2" = 1'-0"

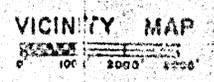
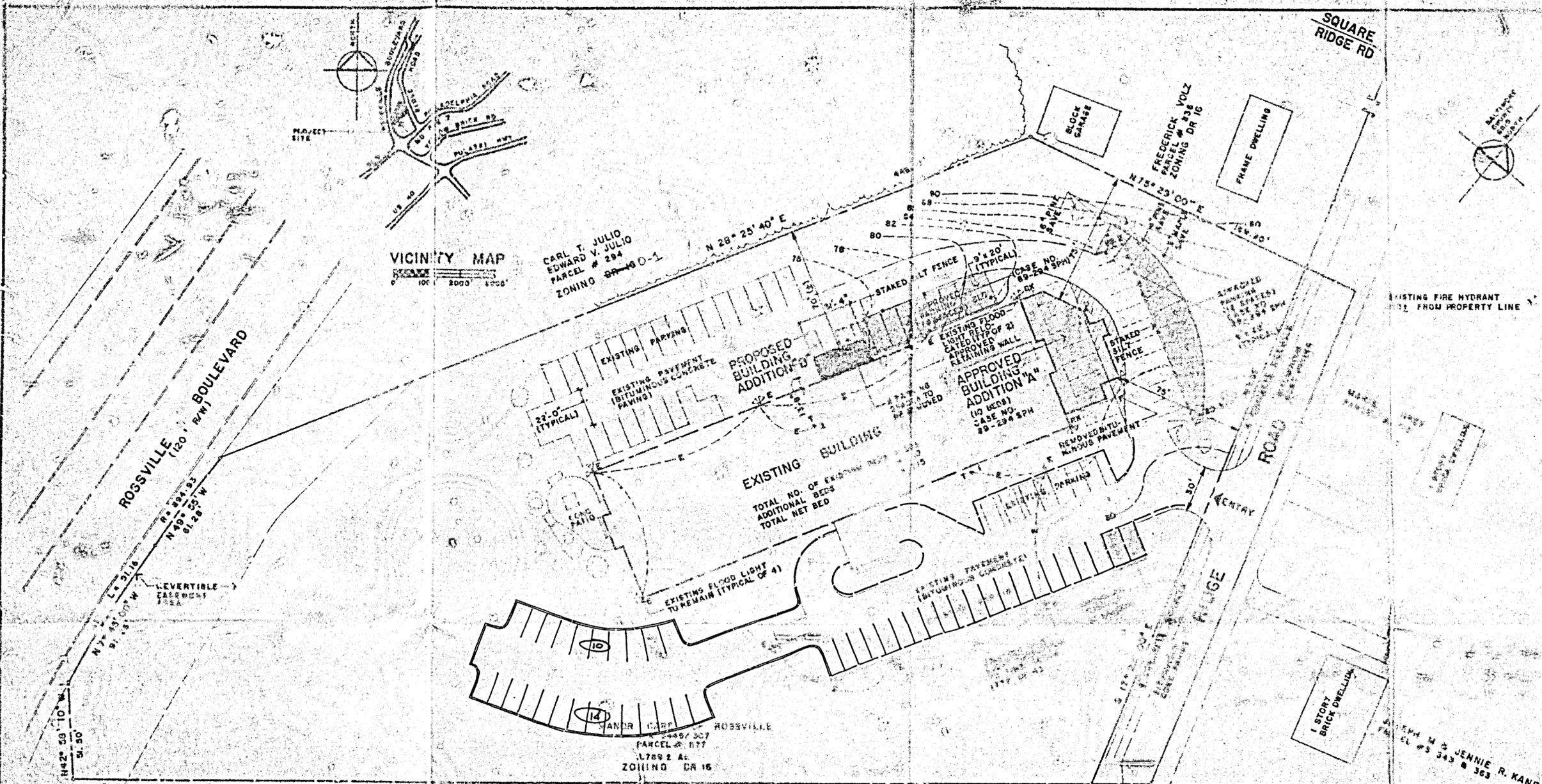
Petitioner's Exhibit B
90-317 SPH
JPH

No.	Description	Date

Sheet Title
SITE PLAN
(TO ACCOMPANY PETITION FOR SPECIAL HEARING)
Scale AS NOTED

Project Number	Date
SP-25/MC-1B	NOV 20, 1989
Sheet Number	

A-1B



CARL T. JULIO
EDWARD V. JULIO
PARCEL # 294
ZONING DR 16-0-1

HENRY M. VOLZ
PARCEL # 3515 & 121
ZONING DR 16

EXISTING BUILDING
TOTAL NO. OF EXISTING BEDS: 215
TOTAL NET BEDS: 215

SITE NOTES:

PROPOSED AND EXISTENT USE	EXISTING BUILDING	ADDITION "A"	ADDITION "B"
BUILDING HEIGHT	2 STORIES AT 10'-0" = 20'-0"	THREE STORIES AT 10'-0" = 30'-0"	THREE STORIES AT 10'-0" = 30'-0"
NEW PARKING LOT LIGHTS	NONE	NONE	NONE
BUILDING FLOOR AREA			
BASEMENT	9540 SF	2050 SF	525 SF
FIRST FLOOR	19200 SF	2050 SF	525 SF
SECOND FLOOR	19200 SF	2050 SF	525 SF
TOTAL	47940 SF	4100 SF	1050 SF
PERCENT BUILDING COVERAGE			
PERCENT BUILDING COVERAGE	113.25		
PERCENT FOOTAGE PAVED AREA	25510 SF		
PERCENT GREEN AREA	69.32		
PARKING TABLE			
NO. OF PARKING SPACES REQUIRED (1 SPACE PER 20 BEDS) FOR 215 BEDS	10		
NO. OF PARKING SPACES PROVIDED	20		

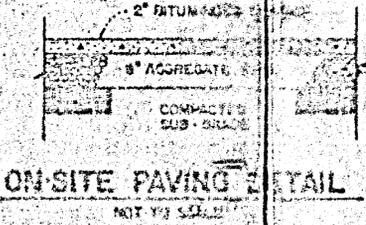
SITE PLAN
SCALE: 1" = 80'-0"

MISCELLANEOUS NOTES

- All construction shall conform to the requirements of the zoning ordinance and the applicable codes.
- Existing building shall be maintained in accordance with the applicable codes.
- Number of parking spaces required - Existing 215 Beds = 20 spaces
Number of Parking Spaces Provided = 20 spaces
- Existing building shall be maintained in accordance with the applicable codes.
- Existing building shall be maintained in accordance with the applicable codes.
- Existing building shall be maintained in accordance with the applicable codes.
- Existing building shall be maintained in accordance with the applicable codes.

LAND CONSERVATION NOTES

- All construction shall conform to the requirements of the zoning ordinance and the applicable codes.
- Existing building shall be maintained in accordance with the applicable codes.
- Number of parking spaces required - Existing 215 Beds = 20 spaces
Number of Parking Spaces Provided = 20 spaces
- Existing building shall be maintained in accordance with the applicable codes.
- Existing building shall be maintained in accordance with the applicable codes.
- Existing building shall be maintained in accordance with the applicable codes.
- Existing building shall be maintained in accordance with the applicable codes.



ADDITION AND ALTERATION
 TO
 MANOR CARE NURSING CENTER
 IN ROSSVILLE
 BALTIMORE, MARYLAND
 COUNTY DISTRICT
 CENSUS MAP DISTRICT NO. 8
 6600 RIDGE ROAD
 BALTIMORE, MARYLAND
 BALTIMORE DISTRICT
 CENSUS MAP DISTRICT NO. 8

PETITIONER'S EXHIBIT 1

No.	Description	Date

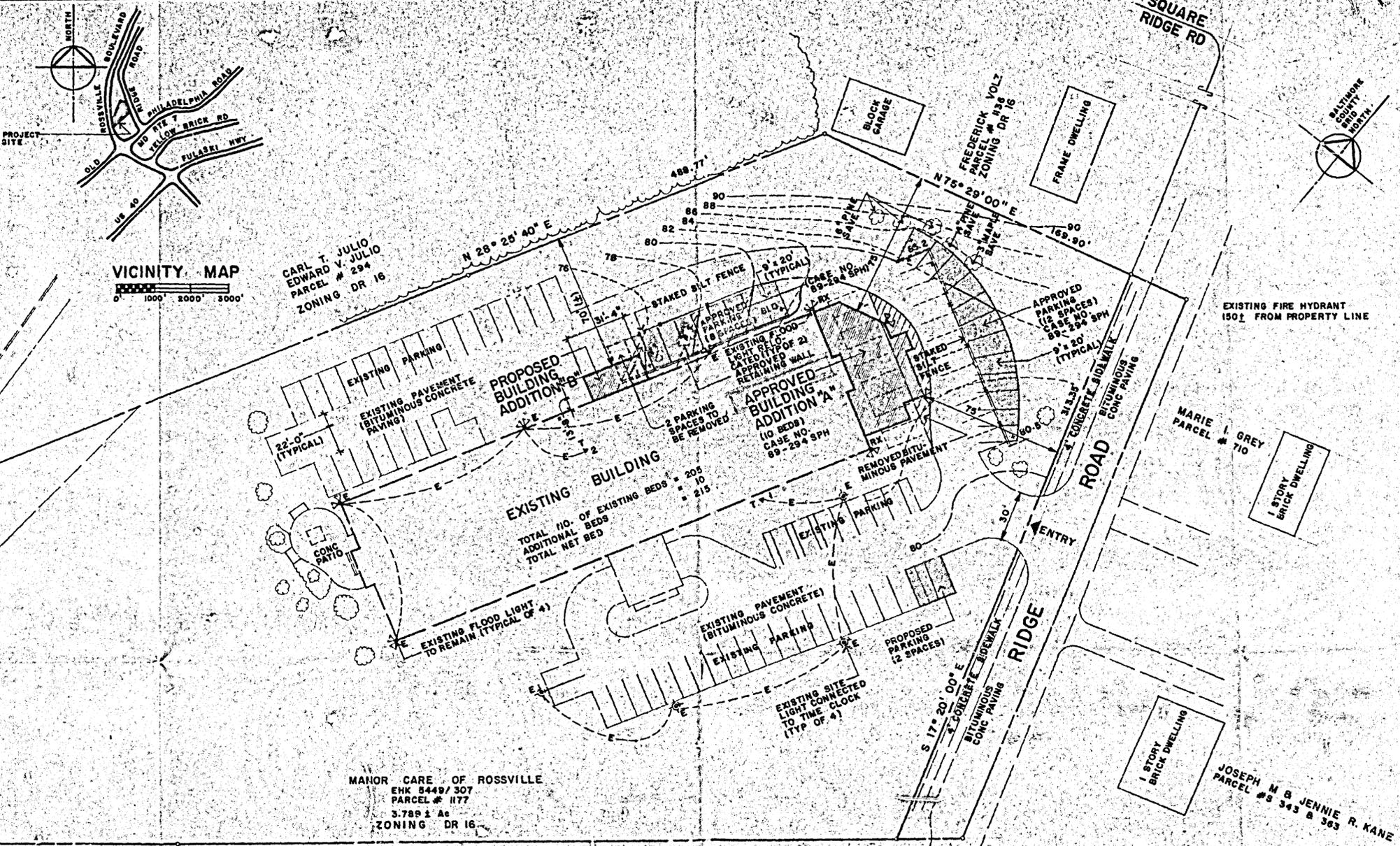
PETITIONER'S EXHIBIT 2

SITE PLAN
90-3175PA

APPROVED FOR THE CITY OF BALTIMORE
DATE: JULY 20, 1988

SCALE: 1" = 10'-0"

A-18



CARL T. JULIO
EDWARD V. JULIO
PARCEL # 294
ZONING DR 16

MANOR CARE OF ROSSVILLE
EHK 8449/307
PARCEL # 117
3.789 ± Ac
ZONING DR 16

HENRY M. VOLZ
PARCEL # 5515 & 121
ZONING DR 16

SITE NOTES

PROPOSED AND PRESENT USE: NURSING HOME ADDITION "B", EXTENSION OF DINING / MULTI-PURPOSE ROOM (FOR RESIDENTS AND GUESTS ONLY) ON FIRST & SECOND LEVELS
BUILDING HEIGHT: ADDITION "A": TWO STORIES AT 10'-0" - 20'-0"
NEW PARKING LOT LIGHTS: NONE
ADDITION "B": THREE STORIES AT 10'-0" - 30'-0"
MECHANICAL STORAGE ROOM AT TERRACE LEVEL

SITE DATA	BUILDING FLOOR AREA		
	EXISTING BUILDING	ADDITION "A"	ADDITION "B"
BASEMENT	9560 SF		525 SF
FIRST FLOOR	19200 SF	2050 SF	525 SF
SECOND FLOOR	19200 SF	2050 SF	525 SF
TOTAL	47960 SF	4100 SF	1575 SF
PERCENT BUILDING COVERAGE	13.2%		
SQUARE FOOTAGE PAVED AREA	28510 SF		
PERCENT PAVED AREA	17.3%		
PERCENT GREEN AREA	69.5%		

PARKING TABULATION
NO. OF PARKING SPACES REQUIRED: 22 SPACES (1 SPACE PER 10 BEDS) FOR 218 BEDS
NO. OF PARKING SPACES PROVIDED: 70 SPACES

ZONING HEARINGS: FOR BUILDING ADDITION "A"
PETITION FOR SPECIAL HEARING: CASE NO. 89-294 SFH

APPROVAL GRANTED FOR THE EXPANSION AS SHOWN IN ZONING PETITION PLAT DATED SEPTEMBER 15, 1988 AND SUBMITTED AS EXHIBIT 1 IN HEARING, AND AMENDMENT OF THE SPECIAL EXCEPTION GRANTED IN CASE NO. 74-140-1 IN ACCORDANCE WITH EXHIBIT 1 (ZONING PETITION PLAT). SPECIAL EXCEPTION ALLOWED ESTABLISHMENT OF A NURSING HOME IN A RESIDENTIAL (DR-16) ZONE.

DATE OF ORDER BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY: MARCH 16, 1989

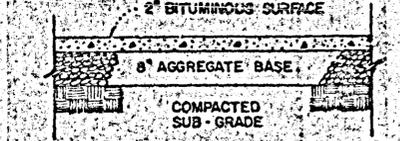
SITE PLAN
SCALE: 1" = 30'-0"

MISCELLANEOUS NOTES

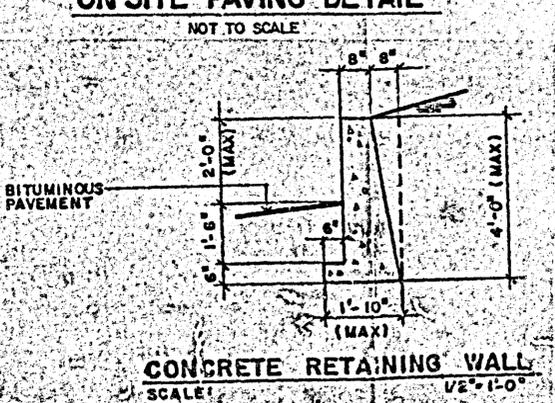
- All construction shall conform to Baltimore County construction standards and specifications.
- Parking tabulations:
Number of Parking Spaces Required: Existing 215 Beds = 28 spaces
Number of Parking Spaces Provided = 70 spaces
- Site area is 3.789 acres
- Contour interval is 2 feet
- Boundary and Topography by others.
- Existing Parking Spaces to be removed: 2
Proposed Parking Spaces: 2
- Paving Section for Proposed Parking Spaces shall equal that of existing spaces.

LAND CONSERVATION NOTES

- No disturbed area will be denuded for more than 30 calendar days unless otherwise authorized by the Director or his agent.
- All erosion and siltation control measures are to be placed prior to or as the first step in grading. First areas to be cleared are to be those required for the perimeter controls.
- All storm and sanitary sewer lines not in streets are to be mulched and seeded within 15 days after backfill. No more than 500 feet are to be open at any one time.
- Electric power, telephone and gas supply trenches are to be compacted, seeded and mulched within 15 days after backfill.
- All temporary earth berms, diversions and silt dams are to be mulched and seeded for temporary vegetative cover immediately after grading. Straw or hay mulch is required. The same applies to all soil stockpiles.
- During construction, all storm sewer inlets will be protected by inlet protection devices, maintained and modified as required by construction progress.
- Any disturbed area not covered by note #1 above and not paved, sodded or built upon by November 15, or disturbed after that date, is to be mulched with hay or straw/mulch at the rate of two tons per acre and over-seeded no later than March 15th.
- At the completion of construction projects and prior to the release of the bond, all temporary siltation and erosion controls shall be removed and all disturbed areas shall be stabilized.



ON-SITE PAVING DETAIL
NOT TO SCALE



CONCRETE RETAINING WALL
SCALE: 1/2" = 1'-0"



SANCHEZ
AND
SANCHEZ

200 PARK AVENUE
SUITE 105
FALLS CHURCH
VIRGINIA 22044

(703) 237-1668

ADDITION AND ALTERATION
TO
MANOR CARE NURSING CENTER
"ROSSVILLE"

BALTIMORE, MARYLAND
14TH ELECTION DISTRICT
COUNCIL MANDIC DISTRICT NO. 6

No.	Description	Date

Sheet Title: **90-317-SPH**
SITE PLAN
(TO ACCOMPANY PETITION FOR SPECIAL HEARING)
Scale AS NOTED

Project Number: SP-25/MC-1
Date: NOV 20, 1989

Sheet Number: **A-1B**